





30 Pakenham Road, Birmingham

£155,000 Leasehold

Hadleigh Estate Agents are delighted to offer this fantastic two bedroom, ground floor apartment for sale. Located on Pakenham Road in Edgbaston, the property boasts move-in ready accommodation and neutral décor throughout, making for an ideal first time buy or investment opportunity.

The property comprises a spacious reception room, modern fitted kitchen and two well-proportioned bedrooms. Further benefiting from residents only parking, this well-presented apartment offers an excellent opportunity in a popular Edgbaston location.



Entrance Hallway
Spacious and welcoming hallway with wood-effect laminate flooring, internal storage cupboard, electric heater and ceiling light point.

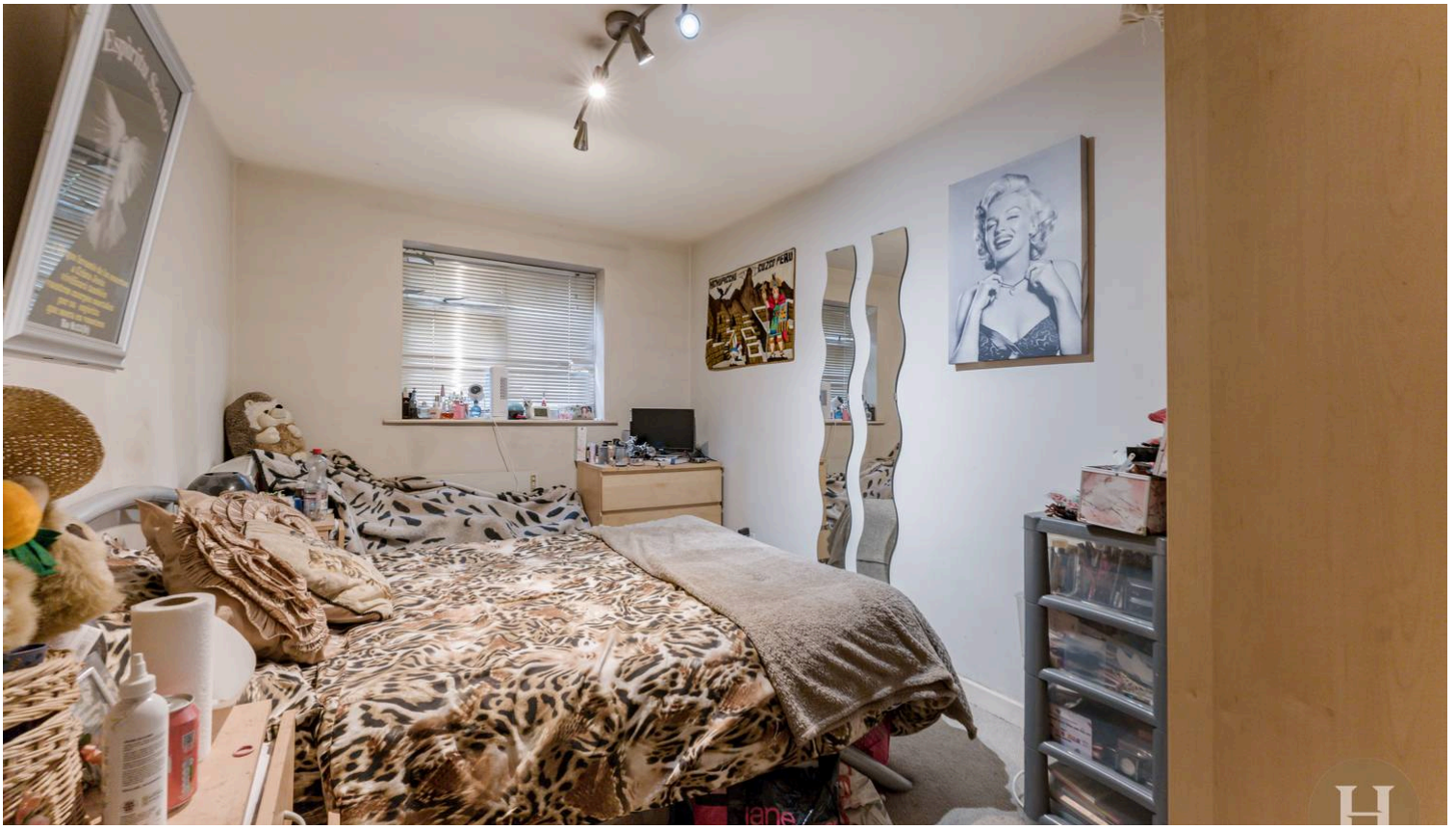
Kitchen
Fitted kitchen comprising of wall and base units, with laminate work surfaces incorporating an inset stainless steel sink and integrated electric oven with electric hob. Partially tiled walls and tiled flooring, as well as double glazed uPVC window to front elevation.



Lounge Diner
Well-proportioned reception room with a wood-effect laminate flooring, neutral décor, ceiling light pendant. Complete with electric heater and uPVC double glazed window to the rear elevation.

Bathroom
Tiled bathroom suite, with shower over bath. Hand wash basin, low level flush WC, and ceiling light point.





Master Bedroom
Large double bedroom with carpeted flooring, uPVC double glazed window to rear elevation, ceiling light point and electric heater.



Bedroom Two
Further double bedroom with wood-effect laminate flooring, uPVC double glazed window to front elevation, ceiling light pendant and electric heater.

General Information
We have been advised of the following lease information Lease remaining: Approx 135 years Service charge: £1389.16 per annum Ground rent: £80 per annum please be advised to confirm this with your legal representative as Hadleigh Estate Agents cannot be held liable for incorrect information.



Council Tax band: B

Tenure: Leasehold

Years remaining: 135

Service Charge PA: £1,389

Ground Rent PA: £80

Energy Performance Certificate: TBC







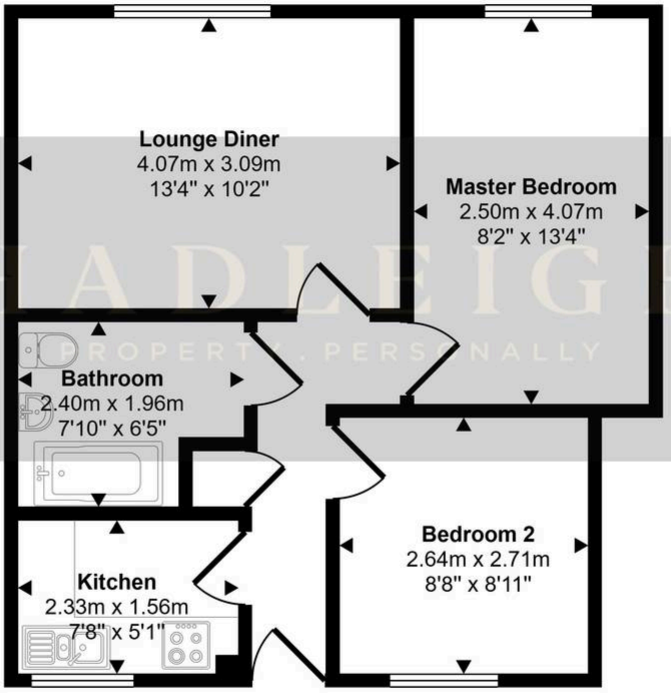
- Ground floor two bedroom apartment
- Popular Edgbaston location
- Spacious reception room
- Neutral décor throughout
- Residents only parking
- Move-in ready accommodation







Approx Gross Internal Area
47 sq m / 502 sq ft



HADLEIGH
PROPERTY. PERSONALLY

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.